075.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,259,000 / 1,259,000
					USE VALUE:	1,259,000 / 1,259,000
					ASSESSED:	1,259,000 / 1,259,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		ROBIN HOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARL GAIL D GRUNBERG--ETAL
Owner 2:	PARL STEEN A
Owner 3:	
Street 1:	36 ROBINHOOD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PARL GAIL D GRUNBERG--ETAL -
Owner 2:	PARL STEEN A -
Street 1:	36 ROBINHOOD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .254 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Clapboard Exterior and 2466 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11050.000	461,200	8,700	789,100	1,259,000
Total Card	0.254	461,200	8,700	789,100	1,259,000
Total Parcel	0.254	461,200	8,700	789,100	1,259,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.54 /Parcel: 510.54

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 47283

GIS Ref

GIS Ref

Insp Date 11/28/18

!6252!

PREVIOUS ASSESSMENT

Parcel ID 075.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	461,200	8700	11,050.	789,100	1,259,000		Year end	12/23/2021
2021	101	FV	447,100	8700	11,050.	789,100	1,244,900		Year End Roll	12/10/2020
2020	101	FV	447,000	8700	11,050.	789,100	1,244,800	1,244,800	Year End Roll	12/18/2019
2019	101	FV	336,700	8700	11,050.	789,100	1,134,500	1,134,500	Year End Roll	1/3/2019
2018	101	FV	336,700	8700	11,050.	676,400	1,021,800	1,021,800	Year End Roll	12/20/2017
2017	101	FV	336,700	8700	11,050.	631,300	976,700	976,700	Year End Roll	1/3/2017
2016	101	FV	336,700	8700	11,050.	541,100	886,500	886,500	Year End	1/4/2016
2015	101	FV	328,200	8700	11,050.	484,700	821,600	821,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:35:09

LAST REV

Date	Time
09/16/19	11:36:12
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6252

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARL GAIL D GRU	53673-161		10/14/2009	Family	1	No	No		
	17663-461		12/1/1986		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2019	795	New Wind	11,951	C				
11/24/2014	1570	New Wind	20,847					
10/1/2010	2079	New Wind	6,695					REPL 3 WINDOWS
4/14/2008	349	Porch	8,250			G9	GR FY09	BUILD FRONT PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/28/2018	Inspected	BS	Barbara S
10/29/2018	MEAS&NOTICE	BS	Barbara S
6/12/2009	Measured	189	PATRIOT
10/30/1999	Mailer Sent		
10/21/1999	Measured	263	PATRIOT
4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	47283
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11050		Sq. Ft.	Site		0	70.	1.02	4			View	50					789,074						789,100	

Total AC/HA:	0.25367	Total SF/SM:	11050	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	789,074	Spl Credit		Total:	789,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07579064
Const Adj.:	1.00989902
Adj $ / SQ:	141.237
Other Features:	101500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	626605
Depreciation:	165424
Depreciated Total:	461181

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

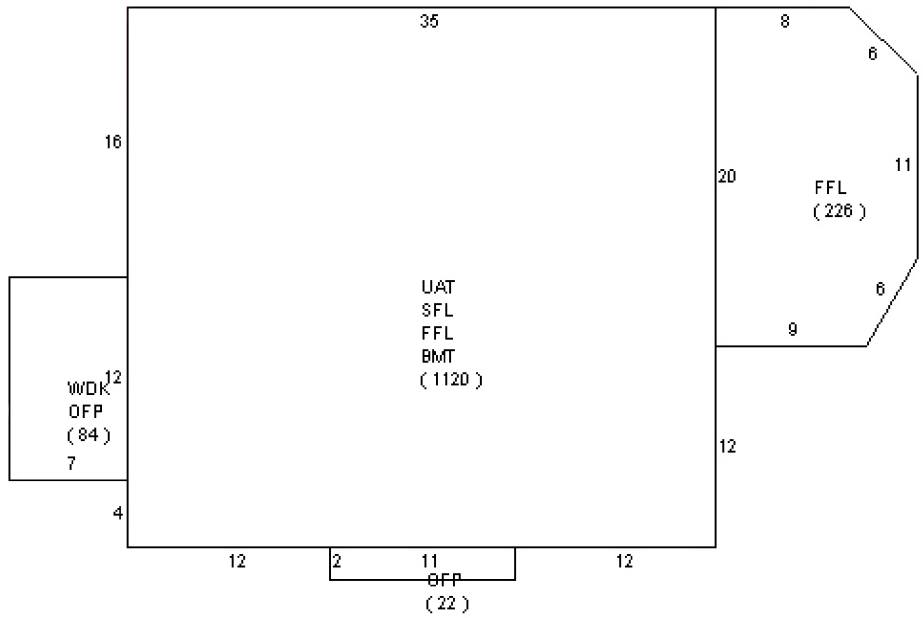
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	170.90
Special Features:	0	Val/Su Net:	113.71
Final Total:	461200	Val/Su SzAd	187.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,346	141.240	190,105
BMT	Basement	1,120	42.370	47,456
SFL	Second Floor	1,120	141.240	158,186
UAT	Upper Attic	280	56.490	15,819
OFP	Open Porch	106	32.380	3,433
WDK	Deck	84	16.160	1,357

Net Sketched Area:	4,056			Total:	416,356
Size Ad	2466	Gross Area	4896	FinArea	2466

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 075.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X20	A	AV	1920	20.68	T	40	101			5,500			5,500
14	Open Porch	D	Y	1	10X22	A	AV	1920	24.00	T	40	101			3,200			3,200

More:	N	Total Yard Items:	8,700	Total Special Featues:		Total:	8,700